

GADSBY NICHOLS



Former Chellaston Methodist Church, High Street, Chellaston, Derby, DE73 6TB

Former Place of Worship with adjoining Assembly Hall, Kitchen, and ancillary space.

Extending to 2,780 sq. ft. / 258.3 sqm. or thereabouts, within a site of 0.22-acres / 0.089-hectares.

Situated in a slightly elevated position above High Street, within Chellaston.

Suitable for a variety of uses, subject to obtaining the necessary planning consent.

To be sold by way of Public Auction on Thursday 26th February 2026.

GUIDE PRICE £135,000 (plus fees)

Gadsby Nichols

Suite 18 Kings Chambers
Queen Street, Derby, DE1 3DS

Residential

01332 296396
enquiries@gadsbynichols.co.uk

Commercial

01332 290390
commercial@gadsbynichols.co.uk



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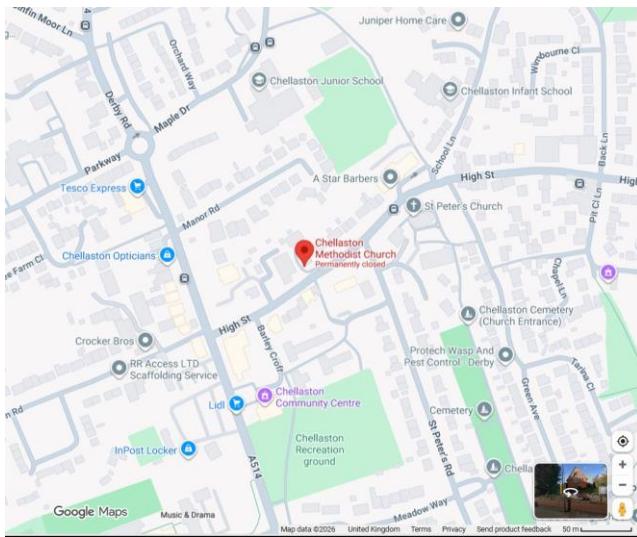


www.gadsbynichols.co.uk

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LOCATION

The property is situated in a slightly elevated position above High Street, close to the junction with Derby Road and Swarkstone Road, within the centre of Chellaston. The immediate surrounding area is put to mixed uses, and the site immediately adjoins the Lawns Hotel, and is conveniently located for a range of facilities, including Highbury Community Centre, Chellaston Academy, and Lidl.

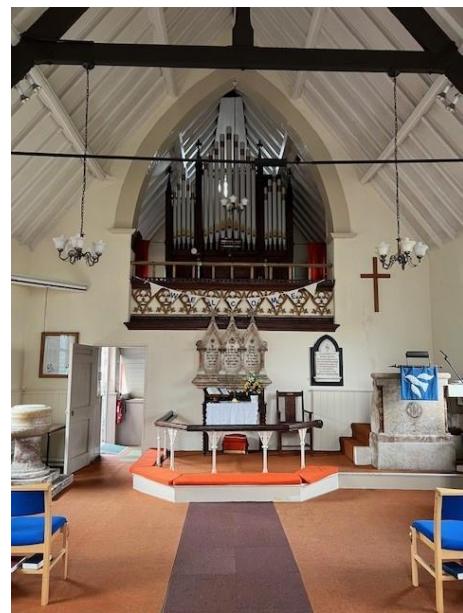


DESCRIPTION

The property comprises a traditional Methodist Church, constructed in or around 1873, together with an assembly hall built to the rear, in 1901. The Church is of traditional solid brick construction, under a pitched roof with exposed trusses internally, and is overclad with concrete tiles. The Church benefits from entrance hall/porch with UPVC-framed double glazed doors, and access through to a reception/Vestry, with beamed ceiling and timber flooring, with Organ balcony above. There is access through to the place of Worship, with part-timberclad walls, exposed roof trusses, radiant hot water heating pipes, and suspended lighting. The assembly hall to the rear provides reception/hall with laminate flooring, fluorescent strip lighting and part-fitted kitchen, with serving hatch to the assembly hall. The main hall has laminate flooring, and incorporates a stage area. In addition, there are an accessible WC, and ladies WC. Externally, are landscaped grounds, and prefabricated outside store area.

FLOOR AREAS

Church	1,379 sq. ft.	137.4 sqm.
Church Hall	1,301 sq. ft.	120.87 sqm.
Prefabricated Store	100 sq. ft.	9.3 sqm.



SERVICES

It is understood that mains gas, electricity, water, and drainage are available to the site. No tests have been undertaken, and no warranties are given or implied.

PLANNING

The local planning authority is Derby City Council, and the property currently falls within Use Class F1, Place of Worship, as defined by the Town and Country (use Classes) Order 1987, (Amended) (England) Regulations 2020.

Alternative uses may be appropriate, subject to obtaining the necessary planning consent. We would recommend that all interested parties make their own enquiries with the local planning authority.

ENERGY PERFORMANCE CERTIFICATE (EPC)

As the property is a Place of Worship, an EPC is not required.

TENURE

Freehold, with vacant possession provided upon completion.

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METHOD OF DISPOSAL

By way of public auction through Messrs. SDL Auctions on Thursday 26th February 2026, with a guide price of £135,000 (one hundred and thirty thousand pounds), plus fees.

VIEWINGS

Strictly by prior appointment with the joint sole agents: -

Gadsby Nichols

Tel: 01332 290390

Email: andrewnichols@gadsbynichols.co.uk

SDL

Tel: 0115 958 8702

Email: enquiries@sdl auctions.co.uk

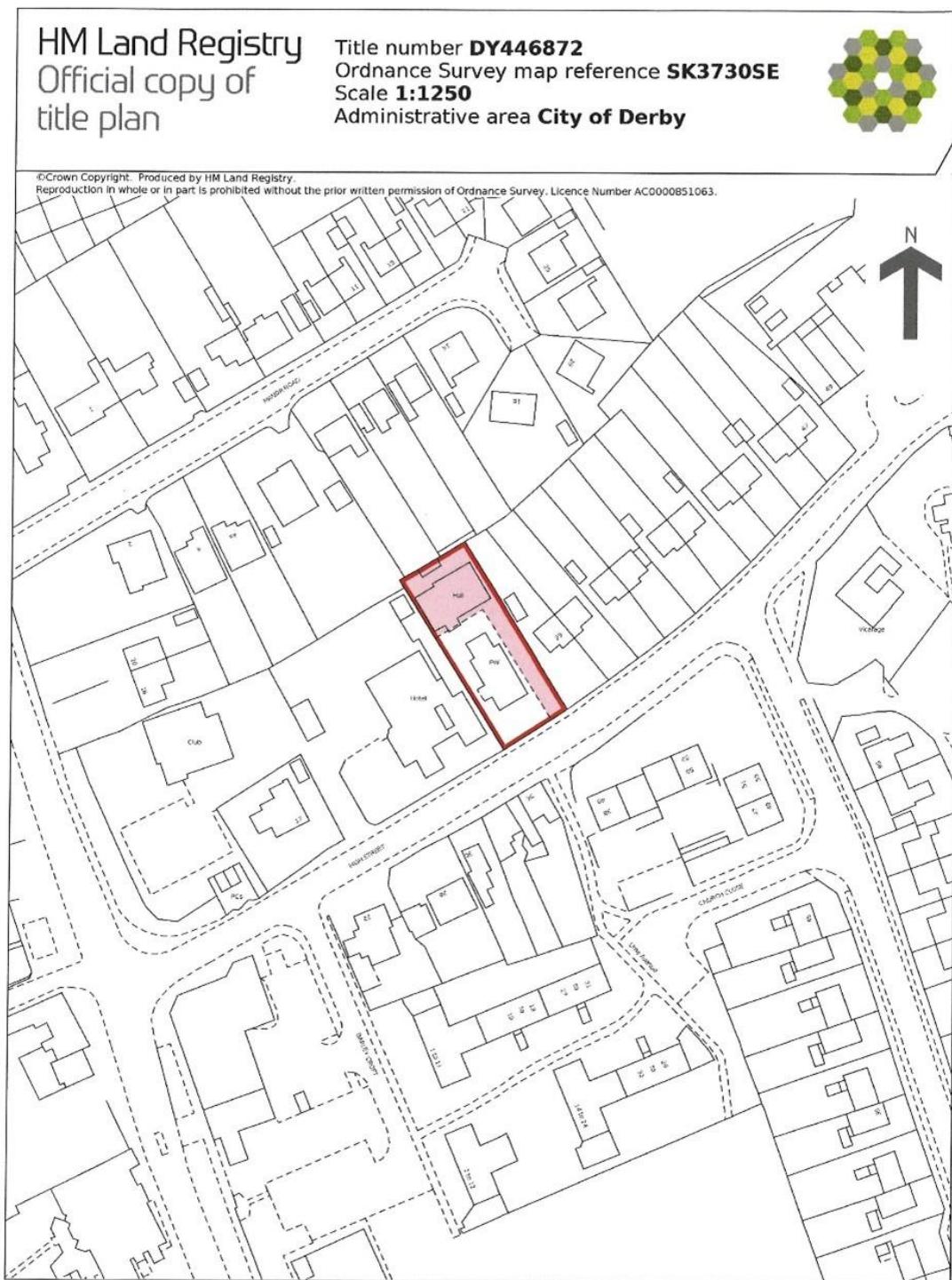
OUR ANTI-MONEY LAUNDERING (AML) POLICY

In accordance with AML regulations, TWO forms of identification will be required from the successful applicant(s), i.e. passport or photo driving licence, and utility bill or council tax bill, etc. (not a mobile phone bill), together with references.

SUBJECT TO CONTRACT



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